

MORTGAGE OF REAL ESTATE

WALKER, EWING & COBBELL CO., CHARLESTON, S. C. FORM 2-12-40

so long as the amount of optional additional pre-payment of principal already made equals or exceeds the amount of such required installment of principal.

IN WITNESS WHEREOF, The undersigned has caused these presents to be signed in its name, by its President and Treasurer, attested by its Secretary, and its corporate seal to be hereto affixed, all by order of its Board of Directors.

Attest:

R. M. Caine
Secretary.

UNIVERSITY RIDGE HOMES, INCORPORATED
BY M. C. Davenport
President and Treasurer.

Also to secure the payment of any note or notes, bond or bonds, given in renewal, or extension, in whole or in part, of the indebtedness evidenced by the above described note and the performance of all other covenants herein, and upon the further condition that the said mortgagor or its assigns shall remain in quiet and peaceful possession of the premises herein described, and take the profits thereof to its own use until default be made in the payment of any matter of indebtedness hereby secured or in the performance of any of the covenants herein provided.

NOW, KNOW ALL MEN, that the said University Ridge Homes, Incorporated, the said mortgagor, for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, together with the interest thereon, unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON and also for and in consideration of the sum of One (\$1.00) Dollars to it in hand paid by the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON at and before the sealing and delivery of these Presents (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON the following described real estate:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, described as follows:

BEGINNING at a point in the Southern line of University Ridge, said point being 168.7 feet, chord measure, East of the Southeastern intersection of University Ridge and Cleveland Street; thence with the South line of University Ridge on a curve to the left having a radius of 122 feet and chord N. 45-02 E. 70 feet to a point on said curve; thence along said line of University Ridge on a curve to the left having a radius of 156 feet and chord N. 13-25 E. 70 feet to a point; thence along said line (now the Eastern line) of University Ridge N. 2-21 E. 115 feet to a point; thence along said line of University Ridge on a curve to the right having a radius of 65 feet and chord N. 22-51 E. 46.7 feet to a point; thence still on a curve, same being an irregular curve, to the right along the line of University Ridge chord N. 69-41 E. 45 feet to a point; thence along said line of University Ridge on a curve to the right having a radius of 342 feet and chord N. 83-20 E. 45 feet to a point; thence along said line of University Ridge on a curve to the right having a radius of 342 feet and chord S. 85-44 E. 70.2 feet to a point; thence along said line of University Ridge as follows: S. 80-52 E. 210 feet to a point; thence along the South line of University Ridge on an irregular curve and being chord N. 88-36 E. 65 feet; thence still on a curve to the left having a radius of 615 feet and chord N. 83-12 E. 65 feet; thence on a curve to the left having a radius of 615 feet and chord N. 71-12 E. 70 feet to a point on the South line of University Ridge; thence S. 7-56 E. 235.2 feet to a point in the center of an unnamed branch; thence along said unnamed branch as same meanders in a Southwesterly direction as follows: S. 72-30 W. 113.5 feet to a point; S. 46-35 W. 135 feet to a bend; S. 40-15 W. 179 feet to a bend; N. 74-0 W. 62 feet to a bend; S. 53-35 W. 50 feet to a bend; S. 82-15 W. 55 feet to a bend; S. 28-32 W. 130 feet to a point in the center of said unnamed branch; thence in a Northwesterly line N. 22-20 W. 364 feet to the South line of University Ridge, the point of beginning.

This being the same property conveyed to University Ridge Homes, Incorporated, by M. C. Davenport by deed dated September 26, 1941, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 237, Page 344.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

Together with all buildings and improvements of every kind and description now or hereafter erected or placed thereon, and all fixtures and other property of the mortgagor, including but not limited to all gas and electric fixtures, engines and machinery, radiators, heaters, furnances, heating equipment, steam and hot water boilers, stoves, ranges, elevators and motors, bath tubs, sinks, water closets, basins, pipes, faucets and other plumbing and heating fixtures, mantels, refrigerating plant and refrigerators, whether mechanical or otherwise, cooking apparatus and appurtenances, furniture, shades, awnings, screens, blinds and other furnishings, and such other